

Andrew, city council members,

I am applying for a variance (East and west side yards and front yard set backs) for the subject property at 3414 W 46th st. We are proposing to construct a 3 bed 2 bath second story addition on the current 960 sq ft footprint of the 1 1/2 story home. We will also be adding one additional garage stall into the existing basement and a 4' deep open front porch across the front of the home.

Because our scope for demolition has exceeded the 60% maximum allowed by city ordinance we cannot build on the current foot print of the home without a variance. The current set backs are very reasonable in relationship to the neighboring homes and should remain as they are considering the minimal change in elevations of the new addition vs the current home.

The home will be a very modest 2434 sq ft single family structure designed to blend with (not overwhelm) the neighborhood

The side yard setback to the East of subject home is currently 4.2 ft vs the required 5' and overlooks the neighbors 3 car detached garage. The current 1 car garage to the west is right on the property line but is a tuck under and is at grade level so it does not infringe on the neighbors property. The upper level addition will be 9.8 feet off the west property line and is well within setback requirements. The front yard set back is at 12.6 feet vs the required 20 feet but is in alignment with the homes on either side of it.

The change to this property is minimal. Footprint and setbacks will remain the same as they have been for 90 years and will add only 5 feet to the elevations vs the current home. There will be no negative impact to the neighboring homes. Even with the added garage stall and driveway, we are actually reducing the impervious area of this lot because we are eliminating the porch, landing and patio in the back yard. We will be losing one on street parking spot with the extended curb cut but will be adding 2 off street spots with the added garage stall and driveway.

Thank you for considering this Variance request

Thanks,

Al Theisen

612-616-0198

altheisenrenovations@gmail.com

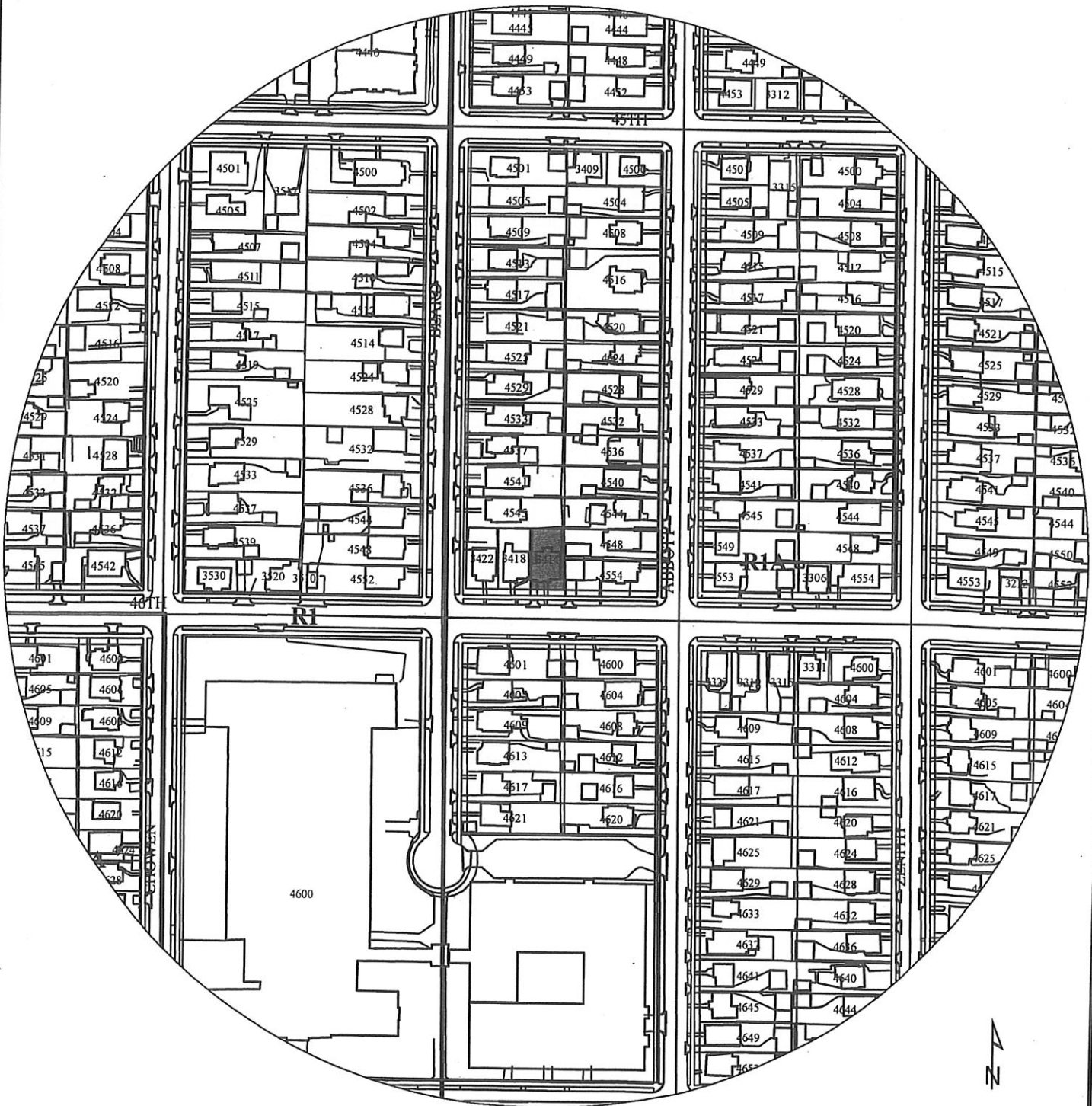
www.AlTheisenRenovations.com

Al Theisen

NAME OF APPLICANT

13th

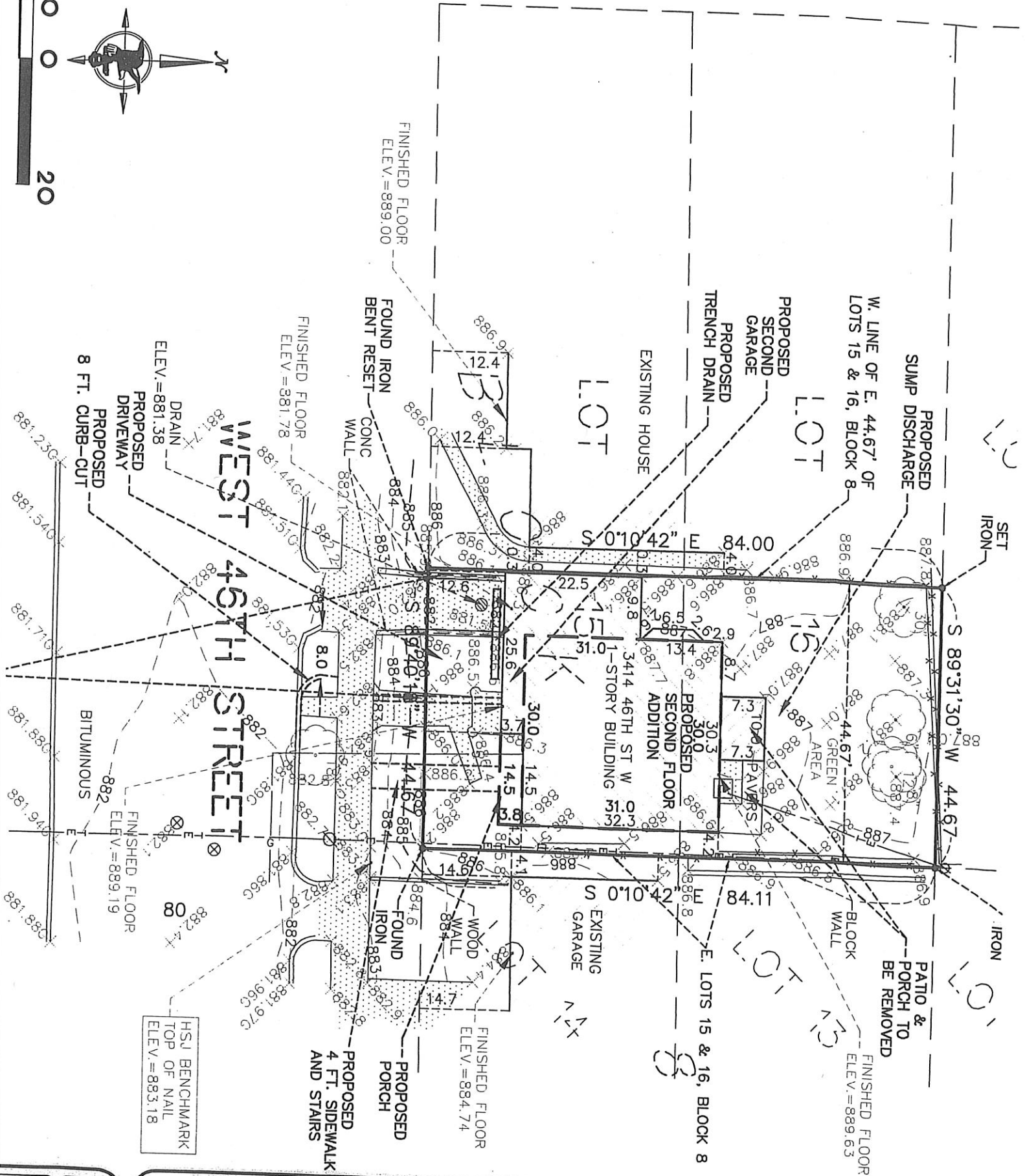
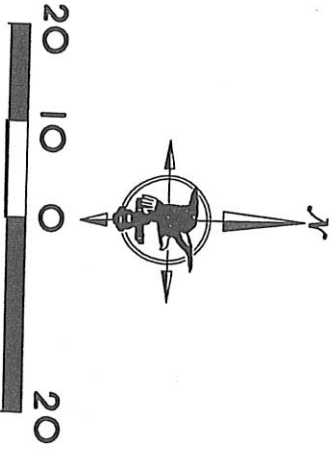
WARD



PROPERTY ADDRESS
3414 West 46th Street

FILE NUMBER
BZZ-6584

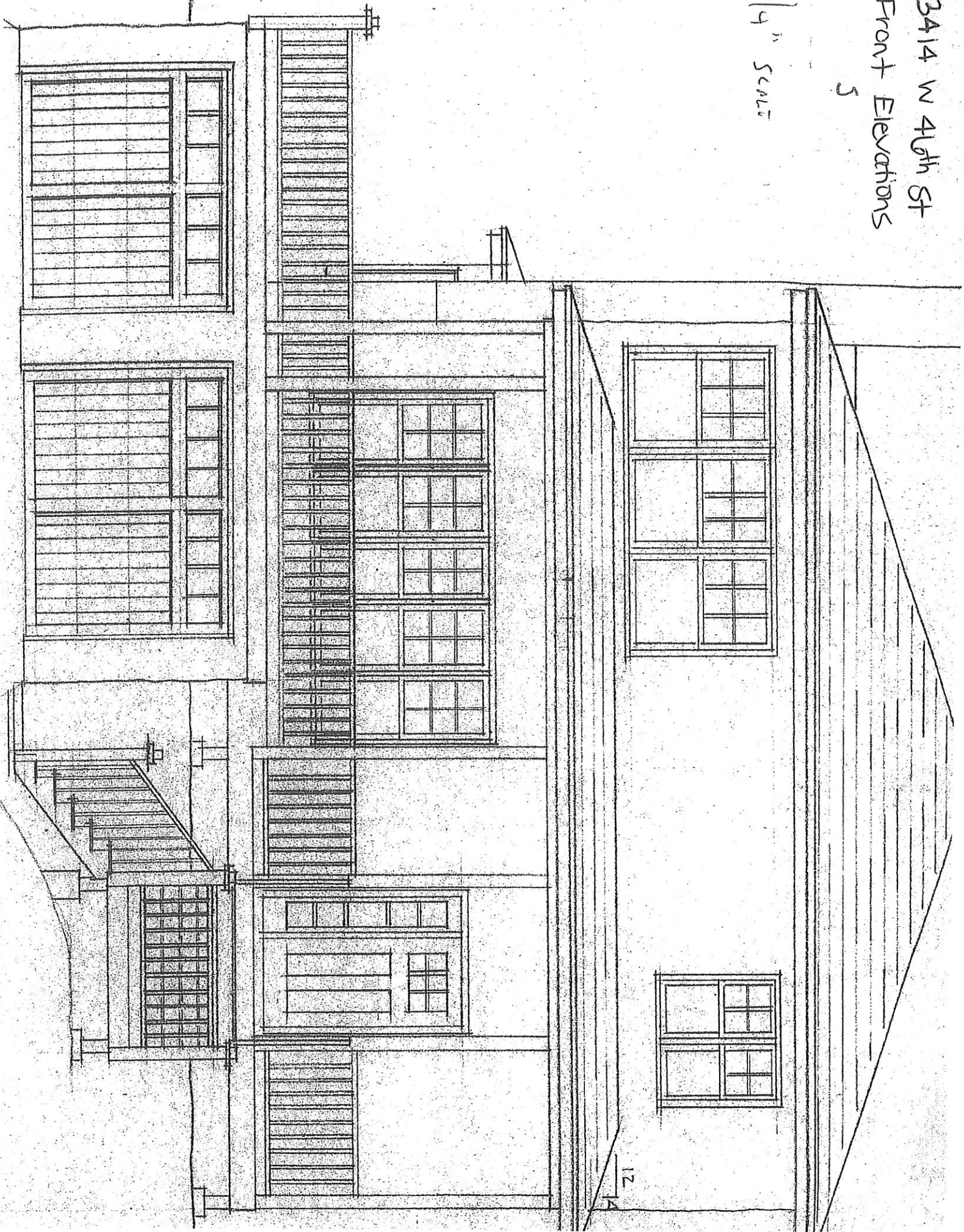
BEARD AVENUE SOUTH



3414 W 46th St
Front Elevations

5

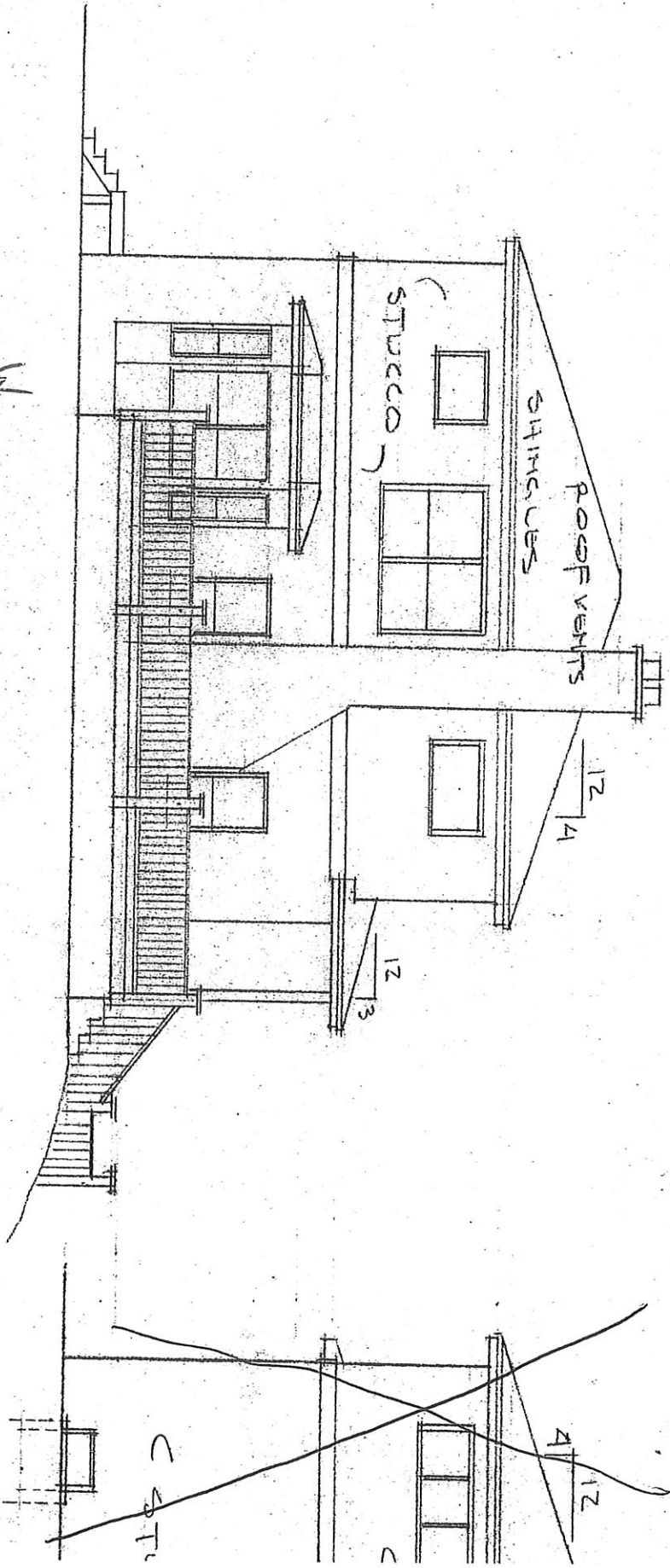
1/4" Scale



12

14

1/8" Scales



LEFT SIDE ELEVATION

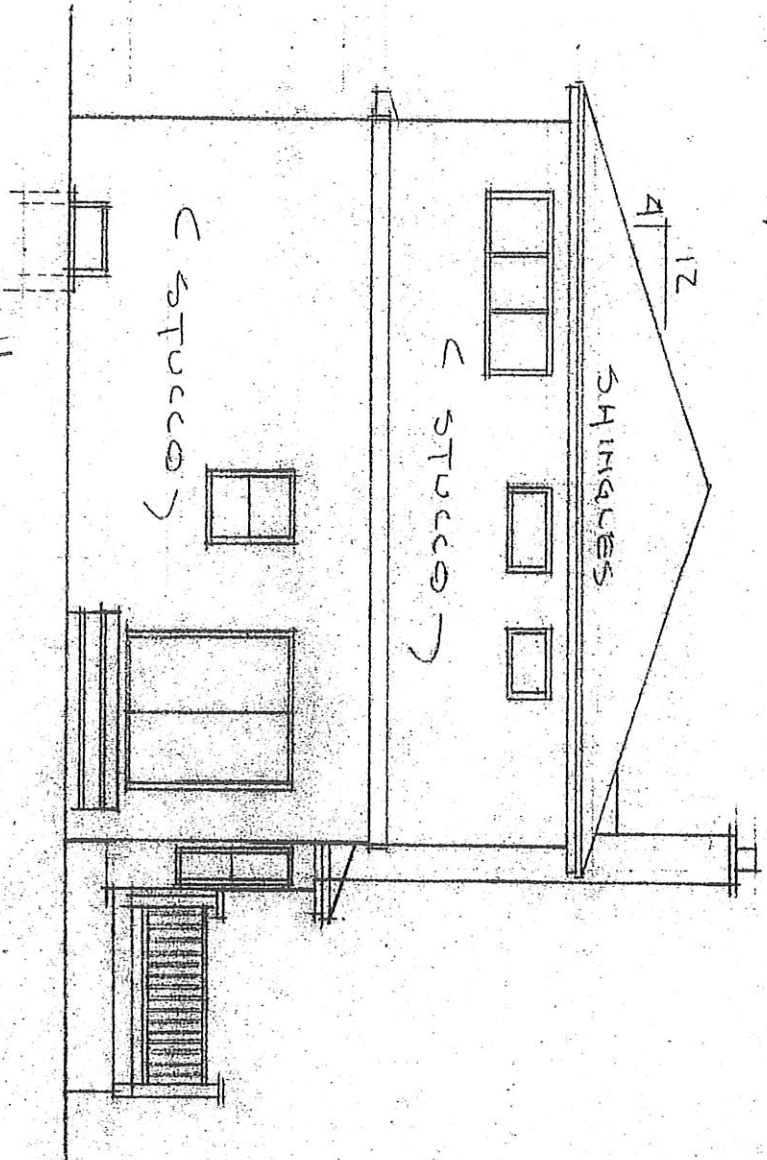
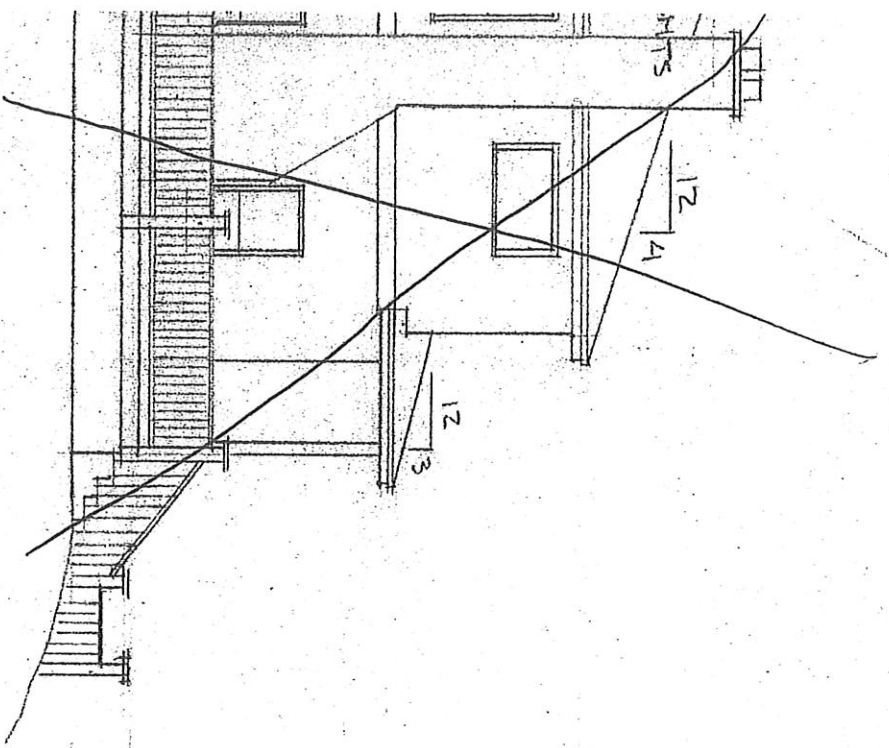
2ND FLOOR ADDITION & REMODEL B-T
 MAIN FLOOR
 2ND FLOOR
 BASEMENT
 GARAGE

3140 SF
 330 SF
 142 SF
 544 SF

ALTHEIMER RENOVATION

FRONT ELEVATION

1/4" = 1'-0"



ELEVATION

REAR ELEVATION

1/8" = 1'-0"

LEISEN PAVILION #1 DESIGN

612-6116-0198

POP

34114
MPLS

Basement

1/4" SCALE

30'-0"

WDM WELL
TL 3242 E

2x4 STUDS 19.2" OC
SPRAY FOAM INSUL.
1/2" GTP BD

FAMILY ROOM

12'-10"

3'-5 1/2" (FLUSH)

16'-0"

10'-9"

5'-3"

2x6 STUDS 16" OC
1C 6" CONC BLK 1/2 HI
16x8 CONC FTG

GUEST ROOM

11'-5"

3'-6"

8'-6"

5° BF
SFP

2x6 STUDS 16" OC
1C 6" CONC BLK 1/2 HI
16x8 CONC FTG

STL INSUL. DR
1/2" GTP BD
WALLS & CLG

GARAGE

22'-0"

9x7 GAR DR

1C 6" CONC BLK
4C 12" CONC BLK
20x8 CONC FTG

FURN

WH

MECH

GM

FD

OH

BATH

P/S

ST

TV

36x48
SHR

6x6 POST
12" x 54" CONC FTG
2-2x10 (FLUSH)

14'-9"

18'-0"

22'-0"

10'-0"

30'-0"

Basement
Garage

30'-1"

2x4 STUDS 19.2" OC
SPRAY FOAM INSUL.
1/2" GTP BD

FAMILY ROOM

12'-10"

LISC
ELE

16'-0"

10'-9"

5'-3"

2x6 STUDS 16" OC
1C 6" CONC BLK 1/2" HI
16x8 CONC FTG

STL INSUL. DP
1/2" GTP BD
WALLS & CLG

GARAGE

GARAGE

22'-0"

8x7 GAR DP

9x7 GAR DP

1C 6" CONC BLK
4C 12" CONC BLK
20x8 CONC FTG

FURN

WH

MECH

GM

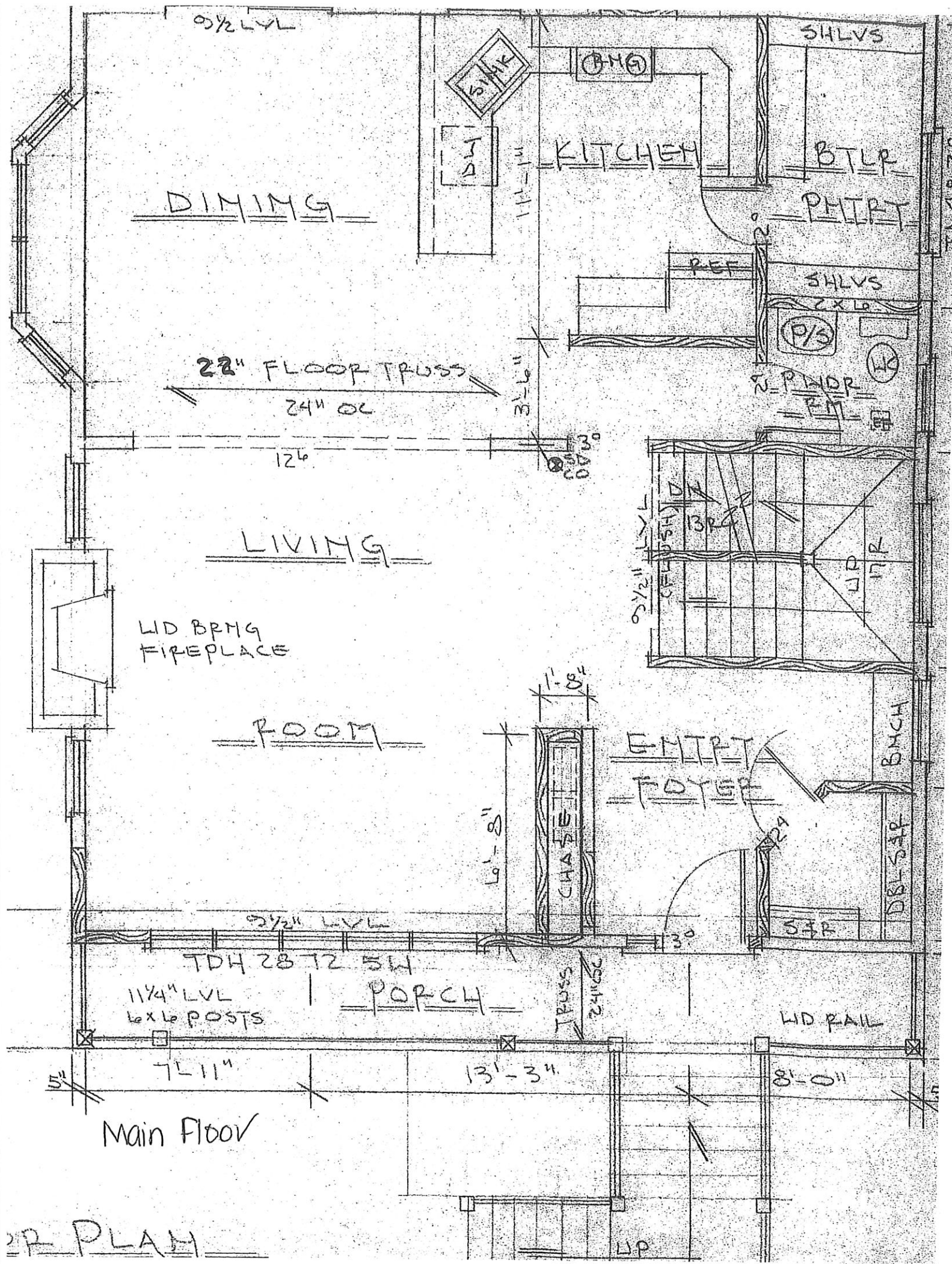
⊕

WM

15x8x2

9'-1/2"

22'-0"



Main Floor

2ND PLAN

3414 W. 46th St.



3411 W. 4th St.



SUTTON PLAZA
3414 W. 4th





3414 W. 4th St.

Liska, Andrew

From: Christy Prediger <christyprediger@gmail.com>
Sent: Monday, June 02, 2014 11:51 AM
To: 'Allen Theisen'
Cc: Ziring, Emily; Liska, Andrew
Subject: RE: 3414 W 46th St variance

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Allen,

Thanks for contacting us. The LHiNC Zoning Committee will be meeting on Monday, June 16 at 7pm and you are welcome to attend this meeting. We meet at Linden Hills Park, 3100 W. 43rd St. I understand your meeting with the Board of Adjustment will be Thursday, the 19th.

Please review our webpage for policies and requirements: <http://lindenhills.org/zoning/>

Please provide to us a set of drawings of the property before & after the current work, site plans with elevation, and an aerial view of the property. Also prior to our meeting, please use our Good Faith Notification template to reach out to all affected neighbors to inform them about your plans. Please provide all documentation to us by next Wednesday, the 11th.

Feel free to contact me with any questions.

Best,

Christy

Linden Hills Neighborhood Coordinator

612.481.5574

From: Allen Theisen [<mailto:altheisenrenovations@gmail.com>]
Sent: Wednesday, May 21, 2014 4:00 PM
To: info@lindenhills.org
Cc: emily.ziring@minneapolis.gov; Liska, Andrew
Subject: 3414 W 46th St variance

Linden Hills Neighborhood Council, Christy Prediger
Council member, Linea Palmisano, Andrew Liska,

I am writing to inform you of a proposed second story addition to the current 1 1/2 story home at 3414 W 46th st. The 3 bed 2 bath addition will replace the current bedroom and bath on the upper level. We will be building up on the existing 960 sq ft footprint of the home. Because we are using a hip roof design, vs the current gable roof, the elevation of the home will only increase by 5 feet. We are also adding a tuck under garage space into the existing basement. All of the existing stone/wood/stucco will be removed and replaced with new. The home is currently listed on the MLS if you would like to see elevations and floor plan renderings.

I am submitting a variance application for this remodel/addition because the demolition of this home is more than 60% of the existing home. This makes the current side yards (2) and front yard set backs non compliant. Normally, The setbacks would be grandfathered in for an addition/remodel on the existing footprint of the home, but because the home is in such disrepair, I decided to increase the demo scope and go through the variance process. Feel free to contact me with specific questions.

Thanks,

Al Theisen

612-616-0198

altheisenrenovations@gmail.com

www.AlTheisenRenovations.com